

528, 4303 1 Street NE  
 Calgary, Alberta

MLS # A2189653



**\$269,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 749 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                                                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                                     | <b>Condo Fee:</b> | \$ 623 |
| <b>Basement:</b>   | -                                                                                                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Wood Frame                                                                                                                           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | NA                                                                                                                                                                    |                   |        |

Urban Oasis Meets Suburban Serenity at Stonecroft Highland Park! Discover your perfect balance of city convenience and peaceful living in this stunning 1 bed + den, 1 bath unit boasting 747 sqft of stylish living space. Located in the coveted Stonecroft Highland Park, this home offers an open-concept design with luxurious finishes throughout. Imagine stepping into 9ft ceilings and being greeted by a modern kitchen featuring sleek stainless steel appliances, gleaming granite countertops, and a convenient island overlooking the spacious dining and living area—perfect for entertaining or relaxing. The oversized primary bedroom offers a tranquil retreat with a generous walk-in closet, complemented by a well-appointed 4-piece bathroom. A versatile den provides the ideal workspace for those working from home. Enjoy your private patio, convenient in-suite laundry, and secure underground parking. The building itself offers fantastic amenities, including a social room and visitor parking. Situated on a quiet street adjacent to an off-leash dog park, you’ll enjoy easy access to Deerfoot Trail, Centre Street, and downtown via public transportation. This is the ideal location for those seeking the best of both worlds. Book your private showing today!